

152.0

0007

0019.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
853,400 / 853,400  
853,400 / 853,400  
853,400 / 853,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PERKINS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MC DONOUGH MARY E/LIFE ESTATE	
Owner 2:	
Owner 3:	

Street 1: 14 PERKINS ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: MC DONOUGH MARY E -
Owner 2: -
Street 1: 14 PERKINS ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Aluminum Exterior and 2097 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 7289 Sq. Ft. Site 0 80. 0.88 9
510,936 510,900

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7289.000	342,500		510,900	853,400	
Total Card	0.167	342,500		510,900	853,400	Entered Lot Size
Total Parcel	0.167	342,500		510,900	853,400	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 406.88		/Parcel: 406.88		Land Unit Type:

User Acct
101035
GIS Ref
GIS Ref
Insp Date
05/09/18



## USER DEFINED

Prior Id # 1: 101035
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 13:27:56
LAST REV
Date Time
05/18/18 10:31:23
ekelly
11942
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,500	0	7,289.	510,900	853,400		Year end	12/23/2021
2021	101	FV	332,000	0	7,289.	510,900	842,900		Year End Roll	12/10/2020
2020	101	FV	332,000	0	7,289.	510,900	842,900		Year End Roll	12/18/2019
2019	101	FV	264,200	0	7,289.	479,000	743,200	743,200	Year End Roll	1/3/2019
2018	101	FV	264,200	0	7,289.	396,000	660,200	660,200	Year End Roll	12/20/2017
2017	101	FV	264,200	0	7,289.	364,000	628,200	628,200	Year End Roll	1/3/2017
2016	101	FV	264,200	0	7,289.	332,100	596,300	596,300	Year End	1/4/2016
2015	101	FV	257,700	0	7,289.	325,700	583,400	583,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DONOUGH MARY	70080-247		10/16/2017	Convenience		1	No	No	
MC DONOUGH MARY	57396-71		9/2/2011	Convenience		1	No	No	
	5665-17		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2018	Inspected							BS Barbara S
4/27/2018	MEAS&NOTICE							CC Chris C
1/15/2009	Meas/Inspect							336 PATRIOT
11/22/1999	Meas/Inspect							270 PATRIOT
7/21/1993								EK

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

## EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

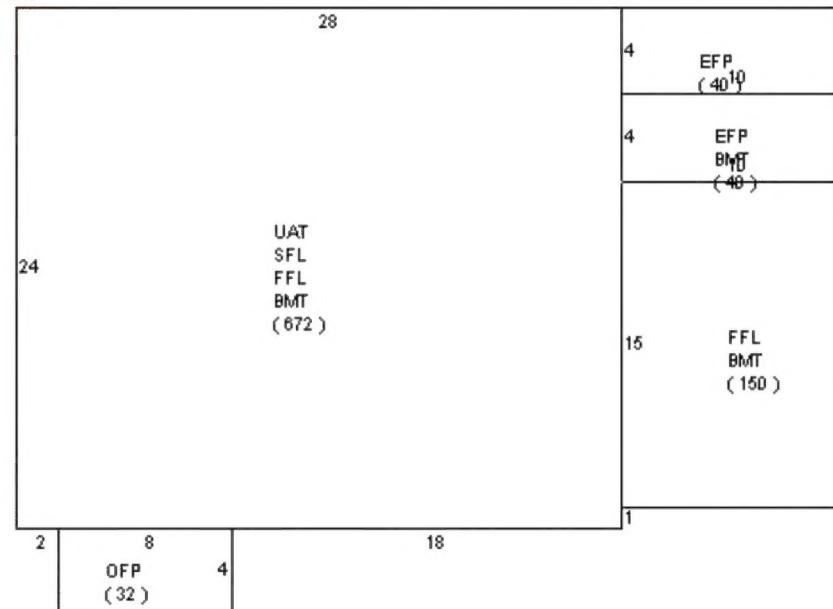
## BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

## COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

## SKETCH



## GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

## DEPRECIATION

Phys Cond:

AG - Avg-Good

26.

%

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

26.4

%